

22-B

KENBAR COURT
50' R/W ~ STATE ROUTE #3457
A=50.00' ~ R=50.00'

21-A
27,704 SF

20-A

FRANKLIN FOREST
SECTION III

FRANKLIN FOREST



FRONT OF DWELLING



LEFT SIDE OF DWELLING



RIGHT SIDE OF DWELLING/GARAGE



RIGHT SIDE OF DWELLING/GARAGE

NOTES:

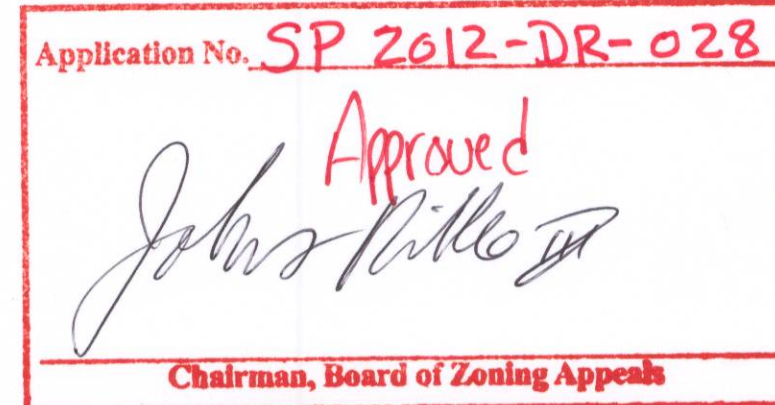
1. TAX MAP: #41-1-24-0021A
2. ZONE: R-2 (RESIDENTIAL 2 DU/AC)
3. LOT AREA: 27,704 SF (0.6360 ACRE)
4. REQUIRED YARDS:
FRONT: = 35.0 FEET
SIDE: = 15.0 FEET
REAR: = 25.0 FEET
5. HEIGHTS:
EX. DWELLING = 32.5 FEET
EX. GARAGE = 12.7 FEET (RIDGELINE OF ROOF)
PROPOSED GARAGE = 25.6 FEET (RIDGELINE OF ROOF)
EX. DECK = 11.8 FEET
EX. RET. WALLS = 01.1 FEET
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 5' INTERVALS, AND IS AERIAL.
11. THERE IS A RESOURCE PROTECTION AREA ON THIS PROPERTY. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 51059C0170E EFFECTIVE SEPTEMBER 17, 2010.
12. AREAS:
EX. BASEMENT = 2020 SF
EX. 1ST FLOOR = 1730 SF
EX. 2ND FLOOR = 1339 SF
EX. GROSS FLOOR AREA = 5089 SF

EX. FLOOR AREA RATIO = 0.18 (5089 / 27704)

PROP. 1 STORY GARAGE GROSS FLOOR AREA = 240 SF.
PROP. GFA (240) / EX. GFA (5089) = 0.05

PROP. BASEMENT = 2261 SF
PROP. 1ST FLOOR = 1730 SF
PROP. 2ND FLOOR = 1338 SF
PROP. GROSS FLOOR AREA = 5329 SF

PROP. FLOOR AREA RATIO: 0.19 (5329 / 27704)
13. THE PROPOSED GARAGE IS ON THE BASEMENT LEVEL.

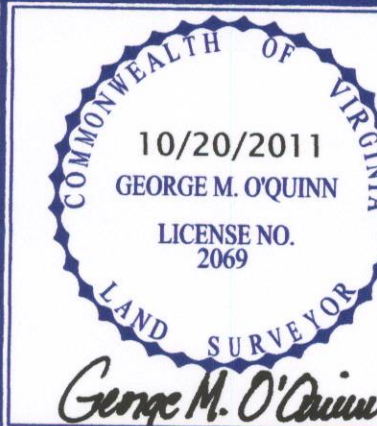


RECEIVED
Department of Planning & Zoning
FEB 21 2012
Zoning Evaluation Division

PLAT
SHOWING HOUSE LOCATION ON
LOT 21-A
OF A RESUBDIVISION OF LOTS 18 THROUGH 26
KENBARGAN
(DEED BOOK 1882, PAGE 294)
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT
SCALE: 1" = 20'
OCTOBER 20, 2011
DECEMBER 05, 2011 (REV AREAS)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



CASE NAME:
ROBERT MATISOFF, TRUSTEE
NANCY B. MATISOFF, TRUSTEE

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: MATISOFF, TR.

#127-11

#111011014